

In re:
Lance P. Marshall
Debtor

Case No. 20-11563-amc
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Oct 28, 2021

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 30, 2021:

Recip ID	Recipient Name and Address
db	+ Lance P. Marshall, 12415 Tyrone Road, Philadelphia, PA 19154-1917

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 30, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 28, 2021 at the address(es) listed below:

Name	Email Address
ANDREW L. SPIVACK	on behalf of Creditor FREEDOM MORTGAGE CORPORATION andrew.spivack@brockandscott.com wbef@brockandscott.com
ANNE M. AARONSON	on behalf of Creditor POLICE AND FIRE FEDERAL CREDIT UNION aaaronson@dilworthlaw.com mdolan@dilworthlaw.com;cchapman-tomlin@dilworthlaw.com;mferrier@dilworthlaw.com
DAVID M. OFFEN	on behalf of Debtor Lance P. Marshall dmo160west@gmail.com davidoffenecf@gmail.com;offendr83598@notify.bestcase.com
MARIO J. HANYON	on behalf of Creditor FREEDOM MORTGAGE CORPORATION wbef@brockandscott.com mario.hanyon@brockandscott.com
REBECCA ANN SOLARZ	on behalf of Creditor FREEDOM MORTGAGE CORPORATION bkgroup@kmlawgroup.com

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SCOTT F. WATERMAN (Chapter 13)

ECFMail@ReadingCh13.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 7

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: : CHAPTER 13
: :
Lance P. Marshall : NO. 20-11563-AMC
:

ORDER

AND NOW, this _____ day of _____, 2021,
upon consideration of the Motion to Sell Real Property filed by
Debtor, upon notice to all interested parties, and any response
thereto, it is hereby

ORDERED, that Debtor is authorized to sell his/her real
property located at 601 Alcott Street, Philadelphia, PA 19120
("Property"), with all liens to be paid at closing, for the sale
price of \$210,000.00 (two hundred ten thousand dollars), pursuant
to the terms of a certain real estate agreement of sale dated as
of September 15, 2021 to the buyer(s) thereunder, Geraldo Alexis
Lopez-Nunez ("Buyers"), who have been represented to be
purchasing the Property at arms-length.

The proceeds of the sale, including any funds held as a
deposit made by or on behalf of the Buyer, shall be distributed
in the following manner:

Ordinary and reasonable settlement costs, including, but not
limited to those related to notary services, deed preparation,
disbursements, express shipping, surveys, municipal
certifications, or any other such routine matters, any liens,
real estate taxes, sewer, trash and/or other such items, property
repairs, if any, attorney fees, real estate commission at no
greater than 6% and any small (less than \$300) allowances agreed
to be made to Buyer to settle any unforeseen dispute arising at
settlement.

After paying any liens in full and all costs of sale, the
title clerk shall pay to Scott F. Waterman, Chapter 13 Trustee,
the balance of the sales proceeds, if any, which are anticipated
to be approximately \$42,000.00 (nineteen thousand three hundred
eighty five dollars), to be held by the Standing Trustee as a
special receipt, to be available under Debtor's plan for
distribution to unsecured creditors so that all unsecured
creditors receive 100% of their filed claim. Debtor shall
immediately amend his plan, consistent with this Order and the
sale of the Property.

The title clerk shall fax a completed HUD-1 or settlement

sheet from the closing directly to the Trustee immediately upon the close of the settlement, and the Trustee shall promptly notify the title company of his approval or objections to the sums to be disbursed. Upon Trustee approval, the title clerk shall fax a copy of the disbursement check to the Trustee, and shall immediately transmit the actual disbursement check to the Trustee by overnight courier.

BY THE COURT



Date: October 28, 2021

HONORABLE ASHELY M. CHAN
U.S. BANKRUPTCY JUDGE